



Staff Report PC16-020-DP

Anson Parcel K - Development Plan

Docket PC16-020-DP Anson Parcel K - The petitioner is requesting approval of a Development Plan to be known as Anson Parcel K. The subject property is currently zoned PUD and is approximately 1.65 acres. This property is located at the south east corner of the Main Street/Mills Drive and Meijer access intersection. The petitioner is Main Street Anson LLC and the project engineer is HWC Engineering.

History

- Anson Development was approved by the Boone County Commissioners on August 6, 2004 and the Boone County Area Plan Commission on July 14, 2004 to be zoned as a PUD, Ordinance # 2004-10.
- This area has been master planned for drainage and utilities- the petitioner is requesting development of the site.



Proposed Development

The petitioner is proposing a 14,500 square foot one-story building on the 1.65 acre parcel. The retail commercial building is proposed to be split into six potential tenants ranging from 1,400-7,500 square feet. The largest tenant space (7,500 square feet) is currently being proposed as a Pet Store.

Anson Parcel K will have access from the Meijer and Goodwill Store access roads to the east of the site, as well as access to the south access drive by the Meijer Gas Station. No public road curb cuts are being proposed off Main Street. Sidewalks have been shown along Main Street and accessing the roundabouts to the site.

The proposed site plan is below:



Below is the proposed architecture and elevations for the 14,500 square foot building:



Compliance

The proposed development plan is in compliance with the standards of the I-65 PUD and Whitestown Zoning Ordinance.

Technical Advisory Committee Comments

Only a few comments are needed to address on the revised plans, but do not affect the consideration of the development plan at this time. Items to include:

- Final approval from Boone County Surveyor's Office

Staff Comments

Staff Recommendation

Staff recommends that the WPC approve the development plan known as Docket PC16-020-DP.